



MEMORANDUM

FROM : Paul Werner
TO : Scott McCullough
RE : Varsity House
DATE : October 16, 2012

This memo is in response to your letter dated October 12, 2012, regarding the Varsity House approval conditions. Please review our responses and comment as appropriate.

1. The existing structure will be relocated but will not be placed at an angle to Indiana Street.

This was addressed prior to site plan approval, and has been placed on site per approved plans.

2. The applicant will work with the HRA to minimize the elevation of the existing structure on the new site.

This was also addressed prior to the final plan approval, and the plans have been properly executed on site.

3. The new placement of the existing structure will have a minimum of 10' side yard setback and 18' front yard setback, or be constructed to comply with the approval PDP.

Building location was addressed prior to site plan approval, and the building has been properly located on site.

4. The stone from the existing foundation for the existing structure will be reused as possible and will not extend above the foundation line as determined by staff in photographs to be provided to the applicant.

We revised the elevation prior to plan approval to lower the elevation of the stone. The existing stone from the Varsity House will be reused on the front of the Varsity House. All of the other sides will be covered by retaining walls and therefore no visibility of foundation will occur in these areas.

5. The rehabilitation of the existing structure will repair the existing materials where possible and use like in-kind materials when necessary.

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The rehabilitation of the Varsity House reuses all materials that were in satisfactory condition. The following is a list of the areas where reuse of old material has been or will be accomplished:

- 1. Exterior wall framing on all levels and most of the interior walls on 2nd and 3rd levels.**
- 2. 2nd and 3rd floor joist system. Please note that we have also placed TJI's with the old material on the 2nd floor to add stability to the project.**
- 3. Roof trusses will be a combination of old material with engineered new trusses to ensure proper load ratings - just like the floor system on the 2nd level.**
- 4. Exterior trim will be a combination of old and new. The old structure, as we all know, had been neglected for many years and many of the old trim pieces had deteriorated beyond repair. We are using new and old material to recreate the original trim.**
- 5. The masonry elements of the old house will be reused in the project.**

The rehabilitation of the Varsity House also includes the use of like kind materials. The following is a list of the areas where like kind materials will be used:

- 1. Windows will all be new as per plans submitted to City.**
- 2. Exterior siding will be new #1 cedar shakes.**
- 3. The foundation is new.**
- 4. The first floor is structural poured concrete.**
- 5. Roof will have new shingles per plans.**
- 6. New MEP.**
- 7. New floor covering.**
- 8. New sheetrock.**
- 9. New insulation.**
- 10. New paint.**
- 11. New appliances.**
- 12. New window coverings.**
- 13. New interior doors.**
- 14. New interior trim.**

Another difference is that the exterior walls were separated from the structure and require the addition of top and bottom plates. The original structure used "balloon" framing, which is not allowed by code. See the plans for language received by the Lawrence Fire Department (Attached), "Balloon construction is not permitted. Fire blocking will be located as required". We did use new top and bottom plates in the wall construction as this is a complete structural change that was not present in original construction.

In addition, there is one item that may be skewing the perception of the project. Everyone involved in the detailed discussions regarding this project - including LPA, Planning Staff, and opposing architecture firm - agreed that the west end, “sleeping porches” structure had failed and needed to be demolished. This may not be common knowledge.

6. A building permit may be obtained to initiate moving the historic structure and construction of the parking garage prior to approval of final constructions documents for the proposed new structure. Those construction documents will be submitted and approved by the HRA prior to release of the building permit.

This has already been addressed.

7. The chimney and front porch will be rebuilt using existing materials.

Agree.

Please let us know if you need any further information as it relates to this wonderful project.